

### Criteria for a Major Amendment to the General Plan

*(City Council approved 2/6/01 and revised to reflect the land use designations of the updated Conceptual Land Use Map)*

**Scottsdale's Mission:** In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. Preserve Scottsdale's unique southwestern character;
- b. Plan for and manage growth in harmony with the natural desert surroundings;
- c. Promote the livability of the community;
- d. Enhance and protect neighborhoods, and;
- e. Ensure and sustain the quality of life for all residents and visitors.

Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.

**Scottsdale's Land Use Element:** It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should respect the natural and man-made environment;
- b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors;
- c. Land uses should contribute to the unique identity that is Scottsdale;
- d. Land uses should contribute to the building of community unity and cohesiveness;
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment;
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and;
- g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.



It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. The General Plan Land Use Element was formulated and adopted with full consideration of the character and balance of land uses that are appropriate within all distinct areas of the city. Beyond this level of consideration, the plan considers the relationships between and among the various planning areas and studies that have helped to build the plan. This leads to a balance and pattern of land uses that reflects the community's values, aspirations and the city's stated mission.

***Character of Land Uses:*** A change in the planned land uses may have a substantial impact upon the city by transforming the character of the land uses within a given planning area. The character of the land uses may be indicated by the physical intensity of the use in terms of massing, height or relationships between uses; the blending of different types of uses and the patterns and scale inherent to each; or the relative amount, type and placement of open spaces. Significant changes in the established land use character will be considered in determining whether or not a proposal is a major amendment.



### 1. Change in Land Use Category

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

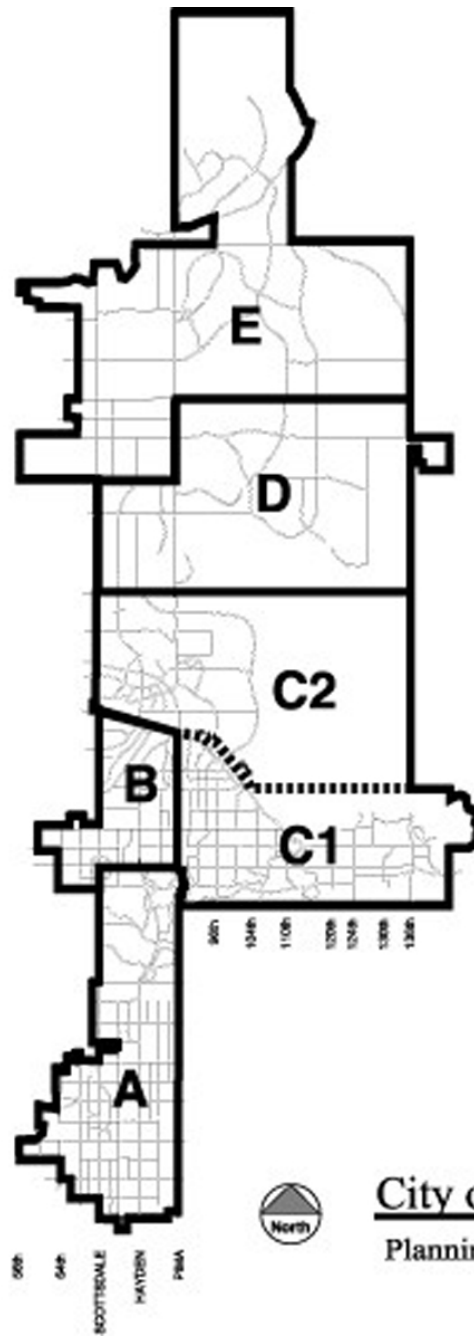
	To:	Group A	Group B	Group C	Group D	Group E
<b>From:</b>	Land Use Plan Category					
<b>Group A</b>	Rural Neighborhoods  Natural Open Space		Yes	Yes	Yes	Yes
<b>Group B</b>	Suburban Neighborhoods  Developed Open Space  Cultural/ Institutional or Public Use			Yes	Yes	Yes
<b>Group C</b>	Urban Neighborhoods  Resorts/Tourism	Yes				Yes
<b>Group D</b>	Neighborhood Commercial  Minor Office  Minor Employment	Yes	Yes			Yes
<b>Group E</b>	Commercial Office  Employment  Mixed Use  Regional Use Overlay	Yes	Yes			

## 2a. Area of Change Criteria

A change in the land use designation that includes the following gross acreages:

- \* Planning Zones A, B 10 acres or more
- \* Planning Zone C1, C2, D and E 15 acres or more

JENNY LYNN  
CIRCLE MOUNTAIN  
HONDA BOW  
ROCKAWAY HILLS  
DESERT HILLS  
JOY RANCH  
STAGEDORCH PASS  
CAPEFREE HWY.  
DOVE VALLEY  
LOVE MOUNTAIN  
DIXOLETA  
DYNAMITE  
JONAX  
HAPPY VALLEY  
PINNACLE PEAK  
DEER VALLEY  
BEARDSLEY  
OUTER LOOP  
FRANK LLOYD  
WRIGHT BLVD.  
GREENWAY  
THUNDERBIRD  
SWEETWATER  
CACTUS  
CHOLLA  
SHEA  
DOUBLETREE RANCH  
MCORMICK  
INDIAN BEND  
MCDONALD  
CHAPARRAL  
CAMELBACK  
INDIAN SCHOOL  
THOMAS  
MCDOWELL  
MCKELLIPS



ZONE A includes the Downtown Business/Entertainment District and the most mature neighborhoods in the community

ZONE B includes the Scottsdale Airpark, the fastest growing and one of the three largest employment centers in the metropolitan area

ZONE C covers the East Shea area, McDowell Mountain Ranch, DC Ranch, and Greyhawk, all major master planned developments (C1 & C2 are divided by the CAP Canal and Thunderbird Road)

ZONE D encompasses the Pinnacle Peak, Desert Highlands and Troons communities, and large undeveloped tracts

ZONE E includes Terra Vita, the Boulders, Desert Mountain, Legend Trails, the 15,000-acre tract of State Trust Lands, and other undeveloped lands

**City of Scottsdale**  
Planning Zones



## **2b. Acreage Criteria Overriding Incentives**

Certain exceptions to criteria contained in 2a are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered a major amendment:

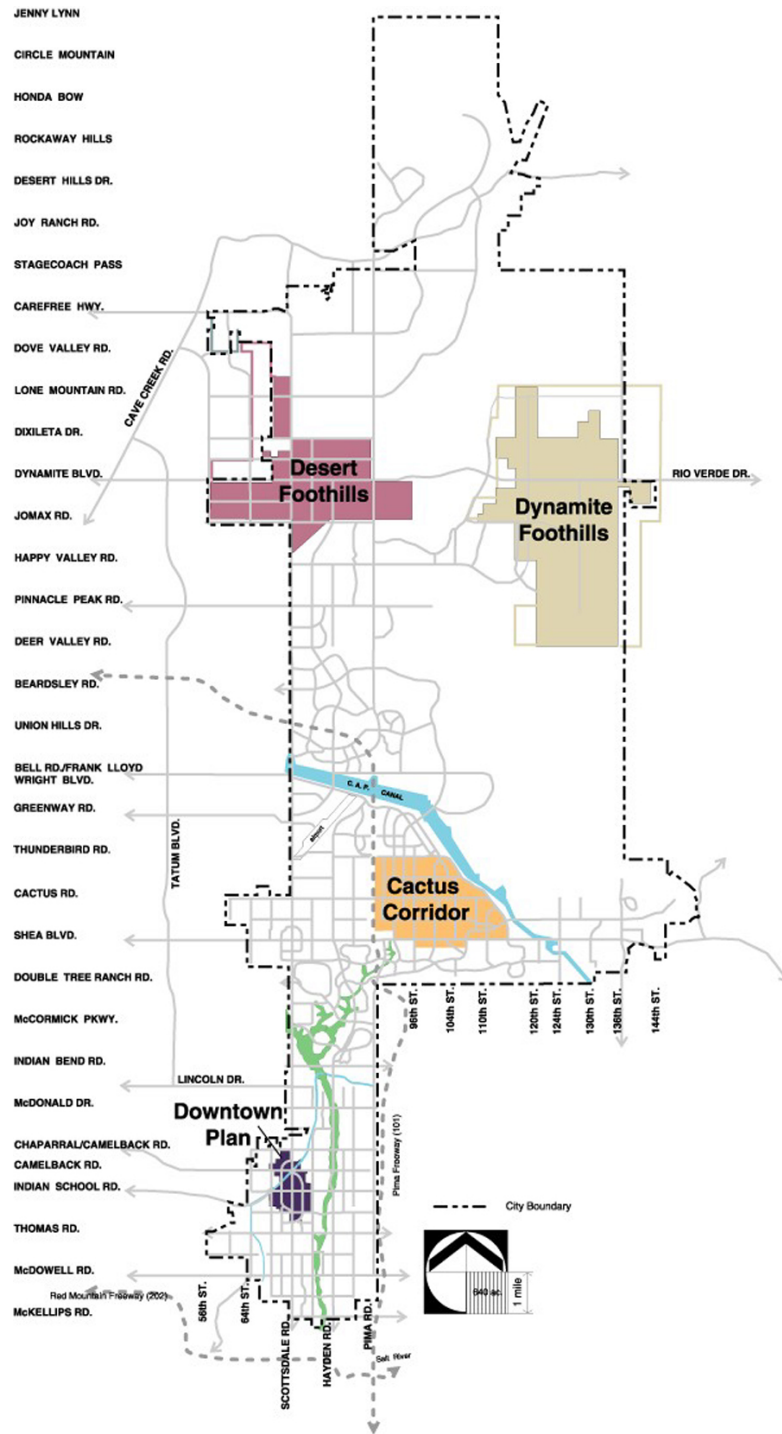
- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
  - of substantial size, that being at least seven or more contiguous acres, and protected in such a manner so as to be designated with the land use category of Natural Area Open Space,
  - and where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors, or
- A proposal to change the land use category to Cultural/ Institutional or Public Use with a municipal, public school or non-profit cultural facility when such a proposed facility is not adjacent to a single-family land use designation (designations of Rural or Suburban Neighborhoods) or does not share direct access to any street that has single-family residential driveway access within one-half (1/2) mile of the proposal.
- A proposal within the Downtown Plan area that maintains the same development standards type (e.g. Type 1, Type 1.5 or Type 2) and contains no more than fifteen (15) gross acres or less.

## **3. Character Area Criteria**

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered a major amendment. (Note: The character area plans that qualify for consideration as of November, 2000 include the Desert Foothills Plan, Dynamite Foothills Plan, Cactus Corridor Plan and Downtown Plan.)

**see location map on  
next page**



#### 4. Water/Wastewater Infrastructure Criteria

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility it will qualify as a major amendment.

If a project applicant wishes to appeal the designation of a General Plan major amendment, the Chief Planning Officer, or the position equivalent, will evaluate the appeal and make a major amendment determination.

Following public review, and recommendations to approve from city advisory Boards and Commissions, the Scottsdale City Council will adopt the General Plan. Once adopted by the City Council, the General Plan must be ratified by a vote of the citizens. This will take place at an election coordinated with the Maricopa County election process. If the citizens do not ratify the updated General Plan, the existing General Plan will remain in effect until there is an affirmative vote on a new one.